File No.: 16105860

# WARRANTY DEED

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of December, 2016..

Notary Public

MY COMMISSION EXPIRES: 11-18-17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Alfonso Perez and Matthew Bartlett | SAME | 176 05 0B 049.00 |
| (NAME) 728 Bowfield Ct. | (NAME) | Davidson County DEEDWARR<br>Recvd: 12/28/16 14:51 4 pgs<br>Fees:23.00 Taxes:555.00<br>20161228-0136505 |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Yaqim Lalani, Amina Lalani, Muhammad Qandil, and Sadaf Qandil**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alfonso Perez and Matthew Bartlett** hereinafter called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 144, Hickory Woods Estates, Section "C", according to survey and plat of same appearing of record in Book 6900, pages 885-887, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Yaquim Lalani and wife, Amina Lalani and Muhammad Qandil and wife, Sadaf Qandil, by Warranty Deed dated 06/19/2006 and filed for record on 07/12/2006 in Instrument No. 20060712-0083711, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat of record in Book 6900, pages 885-887; Declaration of Covenants, Conditions and Restrictions of record in Book 7823, page 857, as amended in Book 7876, page 75, Book 9616, page 470, Book 9616, page 477, Book 9678, page 187, Book 9754, page 44 and Book 11180, page 802; HOA Charter of record in Book 7857, page 87, Book 7876, page 67 and Book 9680, page 319; Deed of Conveyance for Sanitary Sewer to Metro Nashville of record in Book 8169, page 564, Book 8169, page 571 and Book 5055, page 441; Deed of Conveyance for Water Main to Metro Nashville of record in Book 8169, page 588; Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 6952, page 830, Book 7145, page 618, Book 6954, page 24 and Book 9790, page 311; Agreement for Sewer Taps of record in Book 5935, page 707 and Book 6008, page 756; Hickory Woods Estates Rules and Regulations of record in Instrument 20010614-0062709 and Instrument 20011015-0111957; Boundary Plat of record in Book 6900, page 884; Quitclaim Deed to Hickory Woods Estates Homeowners Association of record in Book 9786, page 923; Right Of Way Agreement of record in Book 5897, page 209, Book 5897, page 224 and Book 5909, page 915; By-Laws of record in Book 9678, page 187, as amended in Instrument 20001207-0120450, Instrument 20010614-0062710

and Instrument 20031010-0150800; Deed of Easement of record in Book 4725, page 961; TVA Easements of record in Book 437, page 24 and Book 437, page 39; Agreement for Dedication of Easement for Sanitary Sewer of record in Book 4435, page 20; Grant of Transmission Line to USA of record in Book 9632, page 973; All matters including but not limited to Sanitary Sewer Easement of record in Book 6252, page 270, all said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6044 Firelight Trail, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, his heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 22nd day of December, 2016.

Yaqim Lalani

Amina Lalani

State of Georgia

County of Gwinnett

Personally appeared before me Yaqim Lalani, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2016.

Notary Public
My Commission Expires: 8/24/2018

DYAN ECHEVARRIA NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 24, 2018

State of Georgia

County of Gwinnett

Personally appeared before me Amina Lalani, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2016.

Notary Public
My Commission Expires: 8/24/2018

DYAN ECHEVARRIA NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 24, 2018

Muhammed Qandil

Sadaf Qandil

State of RI

County of Providence

Personally appeared before me Muhammed Qandil, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2016.

Notary Public

My Commission Expires: 3/16/2020

JUNIO R. ORTEGA
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES MAR. 16, 2020

State of RI

County of Providence

Personally appeared before me Sadaf Qandil, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2016.

Notary Public

My Commission Expires: 3/16/2020

JUNIO R. ORTEGA
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES MAR. 16, 2020

Return to:

Lawyers Land & Title Services, LLC
500 N. Walnut St.
Murfreesboro, TN 37130
File: 16105860

# True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY